

**Town  
Of**

# **N a p l e s**

## **Land Use Plan**

**Adopted : \_\_\_\_\_**

**Prepared by: Town of Naples  
Landowners**

## **Town of Naples Land Use Plan Buffalo County, Wisconsin**

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# Town of Naples Land Use Plan

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### **Definitions:**

**Bluff-** A steep headland, promontory (high ridge of land or rock jutting out to sea or other body of water), riverbank, or cliff.

**Prime Farmland-** Rural land with the best combination of physical & chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is available for these uses. Normally includes classes I, II, III land as defined by the USDA Natural Resources Conservation Service.

### **Works Cited**

**“Bluff.”** The American Heritage Dictionary of the English Language, 4<sup>th</sup> ed. Boston: Houghton Mifflin, 2000.

**“Prime Farmland.”** Official definition. National Resource Conservation Services.



## Planning Process

The land use planning process began with a presentation by the Buffalo County Extension Agriculture Agent to the Buffalo County Towns Association in 2001. The agent spoke on changes in agriculture and the effect of that change on land use. Naples Town of Naples was the fourteenth town to contact the Buffalo County Extension Office for help in developing a plan. Town of Naples officials then attended a public meeting for other towns and further discussion took place on reasons for planning.

Town of Naples officials then invited a number of people to serve on a planning committee. Other committee members asked to be included through a land use survey and through public meeting announcements. Efforts were made to invite a diverse group of residents. The planning committee provided needed views and input into issues that should be addressed and that are included in this document. Results from this effort are found later in this document.

Land use plans are not static documents, but are designed to change and be revised to meet current needs of the people. This document will be used as a guide to future change and development in the Town of Naples.

Town of Naples Population Statistics and Projections

Year	1940	1950	1960	1970	1980	1990	2000	2010	2020
Population	101	130	200	280	400	500	580	650	750

## 9 ELEMENTS OF COMPREHENSIVE PLANNING

The Smart Growth legislation, signed into law as part of the 1999-2000 budget, is intended to provide local government units tools to create comprehensive plans, to promote more informed land-use decisions and to encourage state agencies to create more balanced land-use rules and policies. Nine elements are required by the Smart Growth legislation. These elements ensure that all aspects of community life will be considered as part of the comprehensive plan. The nine elements include:

- Issues and opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agriculture, Natural, and Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

### Development of Goals for the Town of Naples

Land use planning is more than a set of rules for building, etc. It is a declaration of the priorities and values of the people within the Town of Naples. These priorities and values should determine if and how property is developed and used.

The remainder of this document describes the priorities and values of the people of the Town of Naples. It lists a set of action plans to achieve these priorities and values.

### Issues and Opportunities

#### Population and Population Projections:

The Town of Naples is the second most populous Town in Buffalo County and projections maintain that status. The population of the town has increased some over time from 584 in 1960 to 691 in 2010. Projections from the Wisconsin Department of Administration – Demographic Services Center, indicate that population is expected to maintain about constant with a slight increase projected. This could change quickly with the addition of new employers in the City of Mondovi, or an aggressive housing development in the City or Town.

#### Town of Naples Population Statistics and Projections

Jurisdiction	Census 1960	Census 1970	Census 1980	Census 1990	Census 2000	Census 2010	Proj. 2015	Proj. 2020
Naples	584	559	580	494	584	691	686	720



Buffalo County	14202	13743	14309	13584	13804	13,587	14,554	14,794
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### Population by Race:

The Town of Naples is predominantly white. In fact it has the second lowest racial diversity in Buffalo County. This has been constant since records have been kept.

#### Town of Naples Population by Race – 2010 Census

Race	Population %
Total	691 persons
White	99.7%
Hispanic	0.0%
Black	0.1%
American Indian	0.2%
Asian	0.0%
Other	0.1%

### Population by Education Level:

The Town of Naples ranks 5<sup>th</sup> in Buffalo County in people with college degrees and 3<sup>rd</sup> in the county with people having at least a high school diploma.

#### Town of Naples Population by Education – 2009 American Community Survey

Education Level	Population %	Buffalo County
Total	396 (people > 25 years old)	
No High School Diploma	6.5%	11.1%
High School Diploma Only	37.4%	43.2%
Some College	24.2%	19.4%
Associates Degree	10.6%	10.3%
Bachelor's Degree	15.7%	10.5%
Graduate Degree	5.6%	4.4%

### Population by Age:

Population in the Town of Naples tends to be very close to the average age in Buffalo County.

#### Town of Naples Population by Age – 2010 Census

Age – years	Number	Percent
Under 5	43	6.2
5-9	45	6.5
10-14	62	9.0
15-19	53	7.6
20-24	21	3.0
25-34	58	8.3
35-44	80	11.6

45-54	132	19.0
55-59	49	7.1
60-64	52	7.6
65-74	56	8.1
75 and older	40	5.8
<b>Median Age</b>	<b>43.6</b>	
<b>Buffalo Co. Median Age</b>	<b>44.1</b>	

### **Per Capita Income:**

Per capita income has increased in the Town of Naples slower than that of Buffalo County, and lags behind the State of Wisconsin. Historically, averages wages are lower than other areas of the state.

### **Town of Naples Per Capita Income – 2000 Census**

	<b>1990 per Capita Income</b>	<b>2000 Per Capita income</b>	<b>% Change</b>
Town of Naples	\$10,564	\$17,318	+63.9
Buffalo County	\$10,947	\$18,123	+65.6
State of Wisconsin	\$13,276	\$21,271	+60.2

A SWOT Analysis was conducted with the planning committee after analyzing data as collected in a community survey. This listed provided a guideline throughout the planning process.

### **Strengths**

- Close to nice cities
- Natural resources – land, water, woods and wildlife
- Good plan for up keep on roads
- Good neighbors
- Rural
- Low crime
- Good agricultural land
- Sparsely populated
- Good conservation practices
- Good town, county and state roads
- Good schools
- Recreation – hunting, trails
- Access to good taverns
- Access to churches
- Slight risk for flooding
- Family roots – comeback to area

- Nice town hall

### **Weaknesses**

- Declining number of dairy herds
- Long distance from fire and ems services
- Break up of farmland into small lots
- Minimum number of crop acres once you remove, lowlands, woods and steep slopes
- Erosion on farmland
- North/south road ways are minimal
- Trash deposited in road right-a-ways
- Trailer houses
- Property pride is declining
- SPF pit and odor
- Dogs running loose
- Lack of local zoning control
- Few part-time jobs in the area
- Illegal immigration
- Bringing in low quality trailer houses
- Long drive to grocery and school
- Law enforcement presence is lacking

### **Opportunities**

- Trout stream improvement – Rossman Creek
- Promotion of more growth in the city of Mondovi
- Add new businesses
- Wildlife development
- Wind energy generation capacity
- Industrial park
- Increased community gatherings
- Minimum of 40 acres to build a home on agricultural land
- Clean up of unsightly houses and properties

### **Threats**

- Possible annexation by the city of Mondovi
- A house every 1 ½ acre
- Large scale livestock facility > 500 cows
- Law enforcement personnel are not close



- Trailers on small lots
- Irrigation along river and streams
- Large poultry barns
- Youth leaving and not returning
- Large (commercial) wind turbines



## HOUSING ELEMENT:

Wisconsin's population density is 103 persons per square mile, Buffalo County is well below that with only 20 persons per square mile. Housing growth in Naples was the fourth fastest among Buffalo County Towns.

### Housing Units in the Town of Naples and Buffalo County – 2010 Census

Area	1970	1980	1990	2000	2010
Town of Naples	162	182	190	231	278
Buffalo County	4,597	5,478	5,586	6,098	6,664

There are a total of 278 total housing units in the Town of Naples. The housing density was 7.85 homes per square mile, which is higher than the average for Towns in Buffalo County. 92.4% (257) of the homes were occupied during the 2010 census this is higher than average for Buffalo County. 79% of the homes (203) were occupied by families. 24% (61) had at least one individual 65 years or older living in the home. 15.1% (39) were renter occupied homes. Average household size was 2.69 persons. The median home value was \$109,600 and was built in 1978. 88.7% of all homes were single family dwellings (11.3% of those homes were mobile homes). 2.5% (7) of homes were seasonal or recreational homes this is the lowest percent among Buffalo County Towns.

There has been concern over trailers being placed without permits and being left in place year round and not having a fire number. Concern was also expressed about manufactured homes that may not meet safe living standards.

It was determined that housing is available for purchase for those choosing to purchase a home. Land for building homes is readily available in the Town including many sites that are not designated as prime farmland.

### Goals and Actions:

- Encourage single family dwellings in the Town. All income levels are served, as no restrictions are recommended for minimum square footage, minimum value, etc.
- Homes and homesteads should be maintained to maintain the beauty of the Town and meet current ordinances in place by Buffalo County.
- General care and maintenance of homes and property is important in the Town of Naples. The Town Board will work with the Buffalo County Zoning and Buffalo County Health Departments to address housing and junk issues on properties that pose a risk and that violate the county junk ordinance.
- All mobile homes that are relocated in or to the Town of Naples must be 10 years old or less.

## **TRANSPORTATION ELEMENT:**

Vehicular traffic is the major form of transportation in Naples due to the limited other forms of transportation available. Recreational transportation is used including snowmobiles, bicycles and horses.

No new road construction is anticipated in the timeframe of this plan. The major objective of the transportation plan is to maintain roads to their current quality.

Naples has a total of 61.77 miles of road. 7.56 miles of state road, 18.71 miles of county roads and 35.5 miles of town miles. Functional road classification for rural roads include principal arterials, major and minor collectors, and local roads.

Principal arterials serve interstate and interregional trips. These roads serve urban areas with populations greater than 5,000 and are classified as interstate highways. Naples has 7.56 miles of principal arterials.

Collector miles collect traffic from local roads and link them to nearby population centers. Major collectors are classified as state roads and minor collectors are classified as county roads. Naples has 2.45 miles of collector miles (County Road H).

Local roads provide access for travel over relatively short distances. These roads are classified as town roads and county roads that don't meet the traffic numbers to be considered collector miles. Naples has 51.76 miles of local roads (includes County Highways BB, HH, WW, and Y).

Naples also has 10 bridges over 20 feet and 7 bridges under 20 feet.

### **State and Regional Transportation Plans:**

State of Wisconsin Department of Transportation Connections 2030 Plan  
State plan that addresses all modes of transportation and looks at them as an integrated system. The Town of Naples is not affected directly by this plan.

Wisconsin Department of Transportation Six Year Highway Improvement Plan:  
This plan details plans for improvements in state roads. There are no projects listed in the Town of Naples.

### **Bus Service:**

There is no bus service in the Town of Naples. The nearest commercial bus service is Greyhound Bus Service stopping in Eau Claire, WI.



**Freight Rail Service:**

There are no rail lines running through the Town of Naples. The Burlington Northern Santa Fe (BNSF) runs along the entire western edge of Buffalo County. The closest currently used spur is in Cochrane, WI. The Green Bay Western railroad runs through Independence, WI, 30 miles to the Southeast

**Passenger Rail Service:**

There is no passenger rail service to the Town of Naples. Daily passenger service (AMTRAK) is available in Winona, MN, with one train heading south in the am and one train heading north in the pm.

**Airports:**

There are no public airports in the Town of Naples. There is one private grass airstrip located just off Gonty Road. Winona, MN has a private airport but no passenger air service. Eau Claire, WI has the closest passenger air service which is about 35 minutes from the Town. Most people ride the shuttle from Eau Claire to the Minneapolis/St Paul Airport.

**Water Transportation:**

The Town of Naples is not located on a commercial waterway. The Mississippi River runs on the entire west side of Buffalo County, with the Port of Winona being the closest terminal. Much of the grain produced in the Town will be transported by truck to Winona and sold to one of three grain buyers to be loaded onto barges. Fertilizer, Chemical, Liquid Propane and other commodities are shipped to Winona and distributed throughout the region by truck.

**Trucking:**

Most commercial shipping in the Town is by truck. With State Highway 10 and 37 being a major transportation route in the Town of Naples. Road bans are implemented each spring on County and Town roads.

**Pedestrian and Bike Trails:**

There is one state trail for ATV's, Bicycles, Horses, etc. that runs parallel to State Highway 10 and connects the City of Mondovi and the City of Eleva. This trail is maintained by the Wisconsin DNR.

**Snowmobile Trails:**

There is a very strong network of snowmobile trails in the Town of Naples and across Buffalo County. These trails are located on private property except for the State Trail that runs parallel to State Highway 10. Maintenance and property agreements are completed by local clubs. See map on page 16.

## **Bridges**

Lists are suggestions only and can be changed as needs and highway finances change. Each year the Town Board will prioritize current year road and bridge work based on condition of road/bridge, safety, traffic count, slope, funds available and other factors

Naples has some problems with vandalism of town road signs and has a goal to keep all road signs up to date and replaced as needed and as funds permit.

Bicycle usage in rural areas is on the increase. The planning committee expressed concerns about safety on town and county roads due to the amount of motorized traffic, farm traffic and bicycle traffic all sharing the same roads. Many visitors to the Town may not be aware of the amount and size of modern farm machinery.

Some elderly transportation is available through Buffalo County Health and Human Services, Meals on Wheels program. Transportation is also available for veterans through Veteran's services.

### **Goals and Actions:**

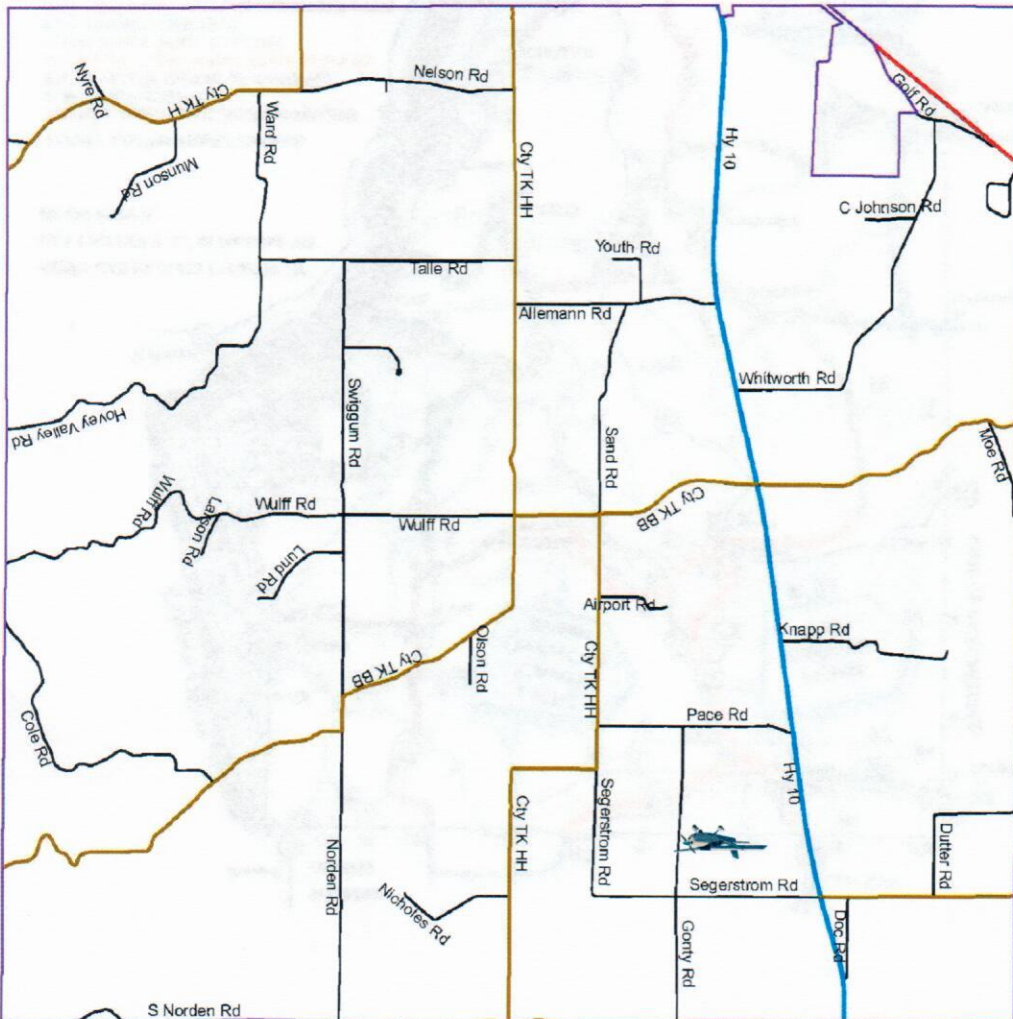
- As planned road projects are addressed, the following projects will be addressed as funds permit:
  - Upgrade road maintenance equipment
  - Segerstrom Road Bridge
  - Nelson Road
  - Munson Road
  - Hovey Valley Road – southern portion
  - Hovey Valley Road – Northern portion
- Compare contracting of road services for the Town with current system, compare costs, timeliness and flexibility
- Town of Naples may charge an annual road maintenance user fee, based on wear and tear of town roads caused by the frequency and travel of heavy equipment over town roads related to a non-metallic mining operation. Fee will be based on Buffalo County Highway Department repair estimates.
- The Town of Naples will only take over a private road if it meets guidelines developed by the state and is blacktopped and is petitioned by the property owners to the Town Board, and approved by Town Board action.
- Town of Naples will consider the amount of vehicle traffic and the weight of the vehicles when rebuilding town roads.



# Town of Naples Road Map



Legend	
Roads	
<span style="color: blue;">—</span>	Federal
<span style="color: red;">—</span>	State
<span style="color: orange;">—</span>	County
<span style="color: black;">—</span>	Town
<span style="color: grey;">—</span>	City or Village
<span style="color: yellow;">—</span>	Private



As with all public information derived from various sources, this data may contain errors or faults. Therefore, Buffalo County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Buffalo County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.

## Buffalo County Snowmobile Trails





## **UTILITIES AND COMMUNITY FACILITIES ELEMENT:**

This element looks at existing utility service and community facilities benefiting the citizens of the Town of Naples. Items include solid waste disposal, recycling services, parks, telecommunication services, emergency response services, schools, government facilities and others.

### **Sanitary Waste and Water Supply:**

The Town of Naples has no concentration of residents. All citizens in Naples have private sewer and water service. There are currently no plans to develop public services at this time. Buffalo County Zoning issues all sanitary permits in the Town.

### **Solid Waste/Recycling:**

Garbage disposal and recycling is available in cooperation with the City of Mondovi. Garbage bags can be purchased at Mondovi City Hall. The collection site is open Tuesdays, 9:00 to 12:00, Thursdays 3:00 pm to 6:00 pm, and Saturdays 9:00 am to 3:00 pm. Other private waste haulers in nearby cities also have dumpsters to rent on a monthly basis.

### **Town Facilities:**

The Town Hall and Town Shop are the only public/governmental facilities in the Town of Naples. They are located near the intersection of County Highway BB and County Highway HH. The town hall is used for meetings, voting and for the Head Start Program.

There are 2 cemeteries located in the Town. They include Naples and Trinity of Norden cemeteries.

### **Telephone/Electricity/Internet Services:**

Cell phone service is excellent in 60% of the Town, fair in 30% of the Town and poor in 10% of the Town. Internet services are excellent in 50% of the Town and Poor in 50% of the Town.

Riverland Energy Cooperative and Excel Energy both provide electrical service in Naples. The citizenry find alternative energy sources such as wind, solar and methane acceptable in the Town.

### **Natural Gas:**

There are no natural gas services in the Town. Most people rely on Liquid Propane.

**Libraries:**

There are no public libraries in the Town. Residents rely on the Mondovi Public Library. The County pays a fee for each transaction for Town residents using libraries outside of the county.

**Education:**

Most students residing in the Town attend Mondovi Public School with a small portion of the Town in the Gilmanton School District. Residents are very proud of their school districts. The Town also supports Chippewa Valley Technical College.

**Fire Protection, Police Protection and Emergency Management:**

Fire protection for the Town of Naples is provided by the Mondovi Volunteer Fire Department. Police protection is provided by the Buffalo County Sheriff's Department with a mutual aid agreement with the City of Mondovi Police Department. Emergency Medical Services are provided by the Mondovi Volunteer Ambulance Service. Buffalo County Emergency Management Department provides training and planning for emergencies.

**Health Care and Long Term Care Services:**

There are no health care providers in the Town of Naples. Excellent Medical Services are provided in Eau Claire, WI. Some residents also receive medical services at the Mondovi Clinic, Mayo Health Systems. Most people choose health care services based on where they are employed. Long term care services are provided in Mondovi, Durand, Strum and Eau Claire.

**Public Parks:**

There are no parks in the town. There is one public trail in the Town that runs from the City of Mondovi to the City of Eleva in Trempealeau County. This trail is maintained by the Wisconsin Department of Natural Resources and is open for ATV's, horses and snowmobiles.

**Goals and Actions:**

- There are no plans to expand any of the community facilities in the Town of Naples.
- Maintain the high quality fire and rescue services that are currently available. This requires regular contact and discussions with the other municipalities involved.
- Maintain recycling and solid waste services that the Town currently uses.
- Carefully consider new alternative energy resources as they become available as conditional use permits are considered by the Buffalo County Board of Adjustment.
- Town Board will explore designating the Town Hall playground as a park.



## **AGRICULTURAL NATURAL AND CULTURAL RESOURCES ELEMENT**

Naples was settled by farmers and agriculture continues to play a very important part of the economy of the Town. Very little valued added agriculture is currently being used or explored in the Town. Farmland constitutes 67.2% of all the land in the Town of Naples.

Dairy farms were the predominant farming enterprise for many years. In the last 15 years, the number of dairy farms has decreased and row crop farming has increased. There is some interest in raising contract broiler chickens for a poultry processor located in Arcadia, WI. Recently, there has been interest in valued added livestock and vegetable production.

Agricultural Enterprise Areas (AEA), which is a farmland preservation agreement between the State of Wisconsin and the land owner, and approved by the County. In order to participate in an AEA, there has to be a minimum of 1,000 contiguous acres with at least 6 landowners participating under the agreement. In the previous year the land has to have a minimum of \$6,000 gross income or a minimum of \$18,000 gross income for the last three years. The landowners must also agree to participate for a minimum of 15 years. If the owners meet all of these requirements, they are then provided a \$10.00/acre tax credit on their income taxes.

Farmland Preservation Agreement (FPA), which is a farmland preservation agreement between the State of Wisconsin and the land owner, and approved by the County. This agreement does not have a required number of acres, as long as it is farm land with no houses. The landowner must agree to a 15 year minimum. If the agreement is made, the landowner is provided a \$5.00/acre tax credit on their income taxes.

### **Soils:**

The Buffalo River is the major drainage system for the Town of Naples. Most soils in the floodplain of the Buffalo River are mapped as Loamy Alluvial Land, the wet variant of Loamy Alluvial Land or the wet variant of Sandy Alluvial Soil. These soils can be difficult to farm and are generally grassland or woody vegetation, but is restricted to a narrow area along the river.

Common soils on the terrace above the floodplain are sandy or fine sandy soils of Trempe, Sparta, Plainfield and Dakota series. These soils are droughty, but can be somewhat productive with proper management. Boone series is also mapped in these areas. Boone is very droughty and is susceptible to wind erosion as well as water erosion.

Soils in upland positions are mainly Hixton and Norden series. Both are moderately deep, well drained and underlain by sandstone. Some slopes are very steep and require extra measures to prevent erosion. To a much lesser extent, Fayette is found in upland



areas. This is a deep, well-drained soil with higher organic matter and underlain by limestone. Fayette is more productive than the coarser soils with sandstone, but is found in small units and is not a predominant soil in the Town of Naples.

Soils in drainageways range from Peat and Muck and Alluvial Land to Downs, Arenzville, and Ettrick. The latter group being much more productive, but is found in very small, narrow parcels. The former group is wetter and may be difficult to farm.

Overall, the Town of Naples has a very unique landscape with steep hills, narrow valley and undulating slopes that are not conducive to contouring. Managing soils to prevent erosion and maintain production is mainly done with tillage options. Prime soils map on page 23.

### **Natural Resources:**

#### **Wildlife:**

Naples has a wide variety of wildlife species and excellent wildlife habitat. It is best known (as is all of Buffalo County) for high quality whitetail deer. The Buffalo River supports a number of species of rough fish and habitat for numerous wildlife species.

#### **Groundwater:**

All drinking water in the Town of Naples is from groundwater sources (private wells). Buffalo County completed a groundwater study in 1998 indicated no contamination of wells within the Town of Naples. More recent, but smaller number of samples from the Buffalo County Health and Human Services continues to indicate good groundwater quality.

Naples has a special interest in artisan wells. There are a number of these wells located along State Highway 10. The quality of the water is very good, but comes from relatively shallow aquifers and should be protected from development that could cause contamination.

#### **Surface Water:**

There are numerous small streams in the Town of Naples many which are intermittent streams. Rosman Creek and Peeso Creek near the golf course, have strong potential for trout habitat. The Buffalo River runs through the northern part of the Town mostly parallel to State Highway 10. See hydrology map on page 24.

#### **Forests:**

Forest land makes up 22% (the lowest percent in Buffalo County) of the land in the Town of Naples. Much of the high quality timber has been harvested, and most timber land is management for both forest and wildlife. The forests are located on steep slopes which are too steep to convert to farmland or in wet areas along the Buffalo River and streams.

#### **Wetlands:**

Wetlands make up a small portion of the Town of Naples. The wetlands are found along the Buffalo River bottoms and along some of the streams. Wetlands should be protected from development. Current zoning regulations will not allow building in designated wetlands. See map page 25.

#### **Floodplains:**

Development is not allowed by the Buffalo County Floodplain Zoning Ordinance. These are fragile areas necessary to avoid flooding of roads and other developed property. A map of the designated floodplains for the Town of Naples can be found on page 26.

#### **Non-Metallic Mining:**

Non-metallic mining mainly consists of the excavation of sand, gravel and stone. These have traditionally been rock quarries in the Town of Naples for road building and field limestone. There is concern about the increasing numbers of frac sand inquiries in the western Wisconsin area which also fall under the non-metallic mining category.

Requirements for mining should include:

1. A Conditional Use Permit
2. Reclamation plans in place
3. Hours of operation
4. Dust control measures
5. Bonds for annual road repair
6. Reimbursement for decreasing property values near the mines

There are currently no nonmetallic mines in the Town which consist of rock quarries. These can be found on page 27.

#### **Other Natural Resource Concerns:**

There is one waste (offal) storage pit located in the Town that is a concern for neighboring residents.

#### **Cultural Resources:**

The Town of Naples is rich in history and cultural activities that reflect the heritage of the Town. Some examples of cultural resources in the Town include:

- Naples Novelty 4-H Club
- Round barn

There are no County or State Parks located in the Town of Naples.



**Goals and Actions - Agriculture:**

- The planning committee recognizes the value of agricultural land and strongly encourages the preservation of farmland. They do support non-government efforts to preserve farmland without increasing regulations, i.e. Mississippi Valley Land Conservancy, West Wisconsin Land Conservancy, etc.
- Town of Naples supports preservation of farmland and encourages landowners to explore the Wisconsin Agricultural Enterprise Areas
- New home and non-agricultural businesses should consider setbacks when building near livestock facilities
- Limit the regulatory restrictions imposed on farmers
- Landowners are encouraged to use conservation practices as they farm their land. Long term productivity can only be maintained if land is conserved. Conservation also helps to maintain other resources such as streams and rivers.
- Promote state and county programs that support the preservation of farms and farmland.
- Promote state and county programs that encourage conservation of farmland.
- Building permits should be required for all new buildings as well as changes made to the footprint of an existing structure costing more than \$1,000.00. This would include agricultural out-buildings.
- Implement conditional use permit required for farms larger than 500 Animal Units. This permit should include manure storage and spreading plans.

**Goals and Actions – Natural Resources:**

- Citizens will learn to appreciate all wildlife, not just whitetail deer.
- Encourage landowners to maintain habitat for wildlife.
- Practice good conservation practices to maintain/improve habitat for all types of wildlife.
- Maintain current zoning regulations restricting development in floodplains and from building too close to normal high water levels.

**Goals and Action – Cultural Resources:**

- Continue to maintain and improve the Town Hall as funds allow.
- Support the Mondovi Historical Society (<http://www.mondovihistory.org/>) and their activities
- Work with Buffalo County Historical Society (<http://bchsonline.com/main/>) and Mondovi Historical Society in developing a website link for the Town of Naples to identify historical sites throughout the Town.

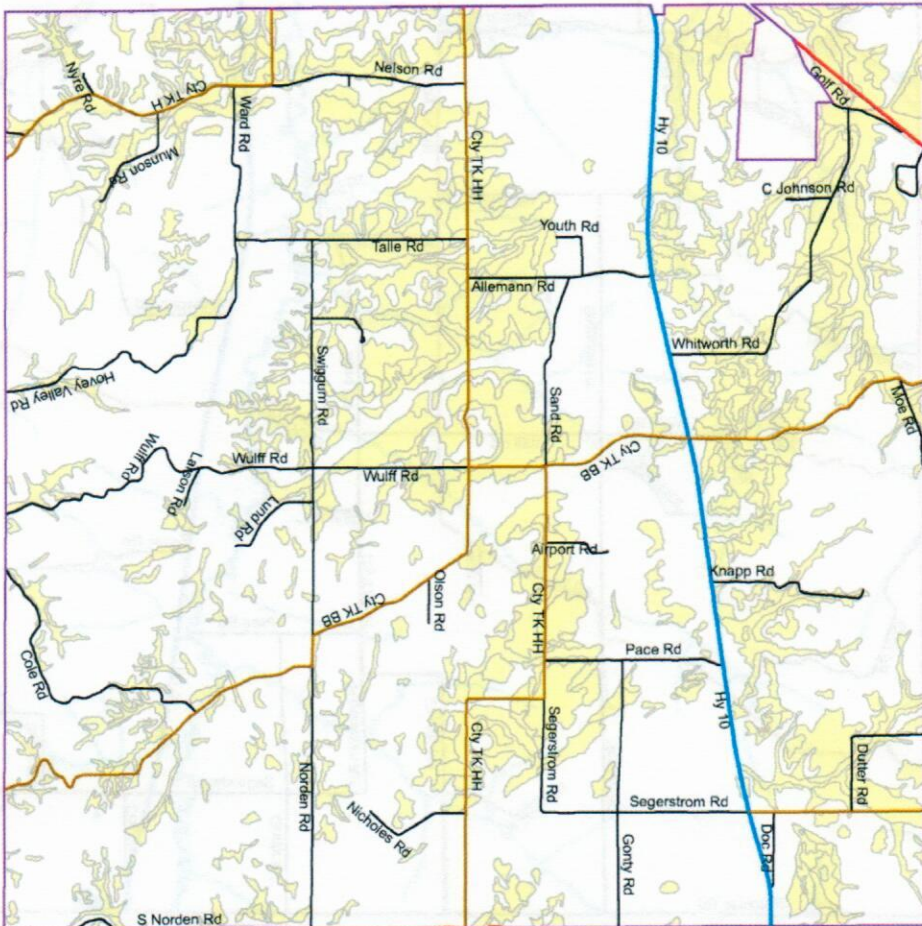


# Town of Naples Prime Farmland Map



Legend	
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Prime Farmland
Roads	
<span style="color: blue;">—</span>	Federal
<span style="color: red;">—</span>	State
<span style="color: orange;">—</span>	County
<span style="color: black;">—</span>	Town
<span style="color: grey;">—</span>	City or Village
<span style="color: brown;">—</span>	Private

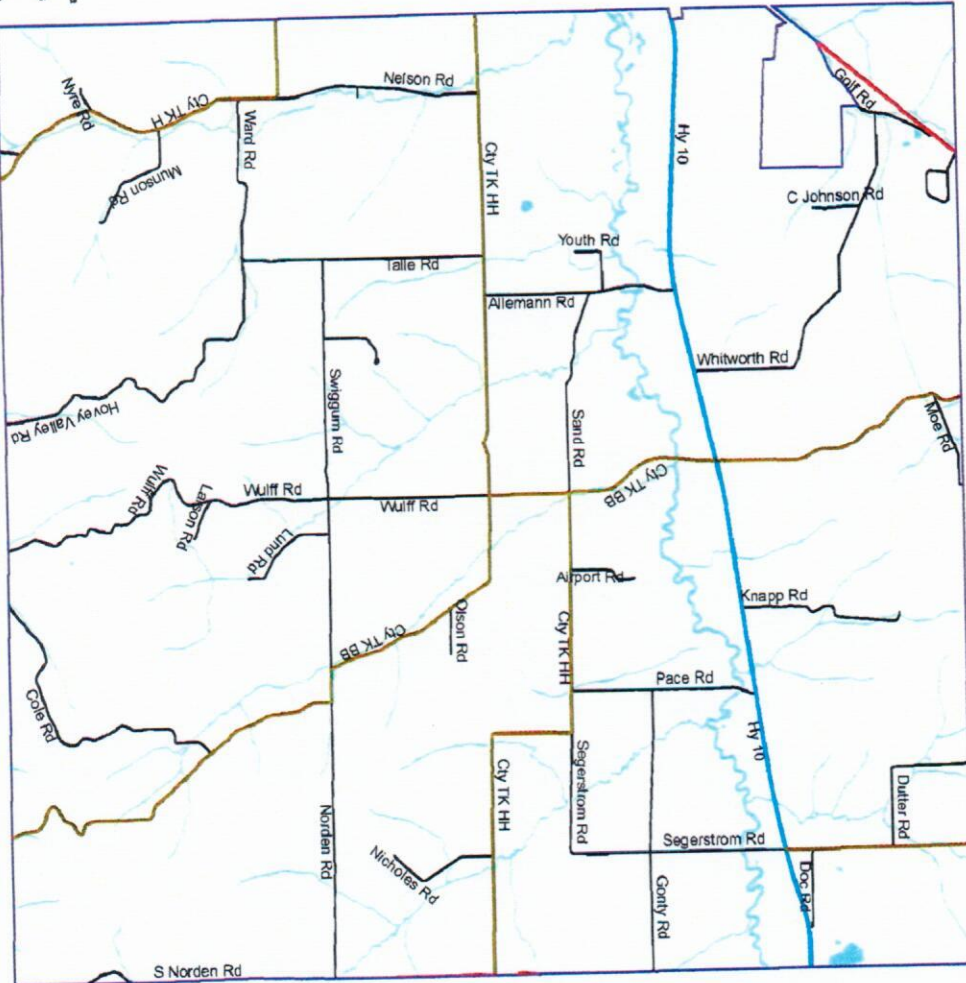
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# Town of Naples Hydrology Map



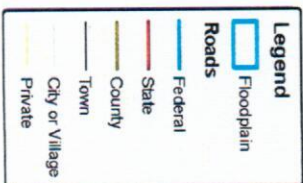
Legend	
	Rivers & Streams
	Water Bodies
Roads	
	Federal
	State
	County
	Town
	City or Village
	Private



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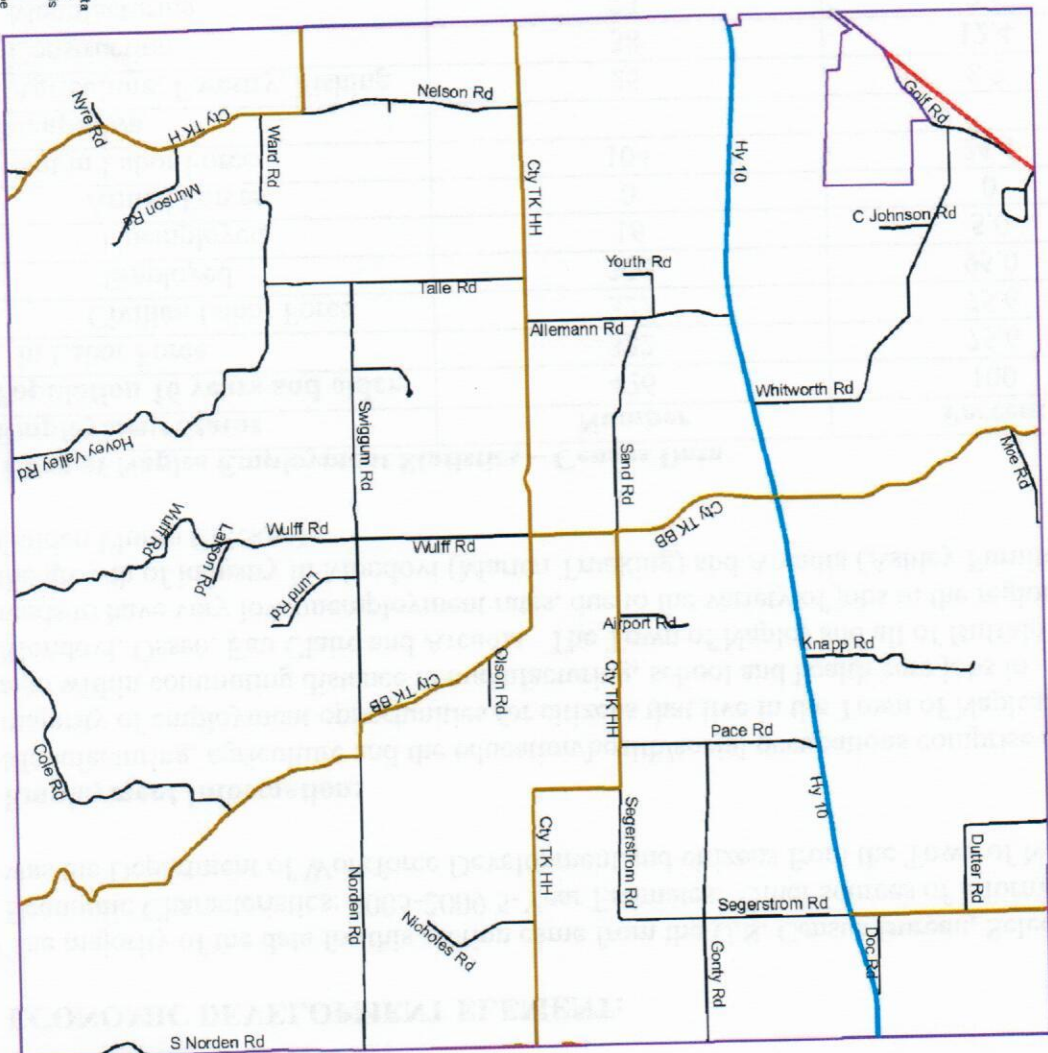
As with all public information derived from various sources, this data may contain errors or faults. Therefore, Butler County does not provide any warranty, express or implied, as to the accuracy of this data. The recipient is encouraged to make an independent investigation or verification of this data. If an error is found, it is requested that the Butler County Information Services Director be advised of the particulars so this data can be examined and corrected. This map is not a substitute for an accurate field survey.

# Town of Naples Non-Metallic Mining Map



Legend	
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Non-Metallic Mining
Roads	
<span style="background-color: blue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Federal
<span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	State
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	County
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Town
<span style="background-color: lightyellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	City or Village
<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Private

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## ECONOMIC DEVELOPMENT ELEMENT:

The majority of the data for this section came from the U.S. Census Bureau, Selected Economic Characteristics: 2005-2009 5-Year Estimates. Other sources of information was the Department of Workforce Development and citizens from the Town of Naples,

### Employment Information:

Manufacturing, agriculture and the education/health/social occupations comprise a majority of employment opportunities for citizens that live in the Town of Naples. It is also within commuting distance to manufacturing, school and health care jobs in Mondovi, Osseo, Eau Claire and Arcadia. The Town of Naples and all of Buffalo County tends to have very low unemployment rates, due to the variety of jobs in the region and the growth of industry in Mondovi (Marten Trucking) and Arcadia (Ashley Furniture and Golden Plump Chicken).

### Town of Naples Employment Statistics – Census Data

Employment Status	Number	Percent
<b>Population 16 years and older</b>	426	100
In Labor Force	322	75.6
Civilian Labor Force	322	75.6
Employed	306	95.0
Unemployed	16	5.0
Armed Forces	0	0
Not in Labor Force	104	24.4
<b>Occupation</b>		
Agriculture, Forestry, Fishing	25	8.2
Construction	38	12.4
Manufacturing	23	7.5
Retail Trade	26	8.5
Professional, management, etc.	41	13.4
Education, health care	72	23.5
Transportation, warehouse, etc.	49	16.0
All others	32	10.5
<b>Class of Worker</b>		
Private wage and salary	186	65.9
Government workers	37	8.5
Self-employed	60	19.4
Private not for profit	23	6.1
Unpaid family	0	0

### Commuting to Work:

Almost all employed residents of the Town of Naples, who do not work on their own farms, commute out of the Town to work. Mean travel time to work was 22.6 minutes.



### **Town of Naples, Commuting Time to Work, Census**

<b>Commute Time to Work – minutes</b>	<b>Number of People</b>
<b>0-9 minutes</b>	<b>60</b>
<b>10 – 19</b>	<b>98</b>
<b>20 – 29</b>	<b>26</b>
<b>30 – 39</b>	<b>48</b>
<b>40 – 59</b>	<b>20</b>
<b>60 – 89</b>	<b>2</b>
<b>90 or more</b>	<b>27</b>

### **Town of Naples, Commuting Habits – Census Data**

<b>Means of Travel</b>	<b>Percent</b>
Car, truck, van – drove alone	69.3
Car, truck, van – carpooled	17.3
Public transportation	0.0
Walked	1.7
Other means	1.0
Worked at home	10.7

### **Buffalo County Industries:**

Buffalo County has a very small manufacturing base. Only one manufacturing industry, La Crosse Milling (oat miller) is in the top ten employers in the County. Most all of the employment opportunities in the near future will be outside of the Town or Buffalo County.

### **Buffalo County Top 10 Employers – WI DWD**

<b>Company</b>	<b>Service</b>	<b>Size</b>
Marten Transport	Trucking	1,000+
Mondovi Public Schools	Education	100-249
CFC Public Schools	Education	100-249
County of Buffalo	Government	100-249
American Lutheran Homes	Nursing Care Provider	100-249
Dairyland Power	Electrical Power Generation	100-249
School District of Alma	Education	50-99
Midwest Dental	Dental Care	50-99
US Army Corp of Eng.	Engineering Service	50-99
La Crosse Milling	Oat Miller	50-99

### **Environmentally Contaminated Sites in the Town of Naples:**

The Wisconsin Department of Natural Resources Bureau of Remediation and Redevelopment Tracking System (BRRTS) was utilized in identifying contaminated sites in the Town of Naples. There were no contaminated sites in the Town of Naples identified in the database.

The Wisconsin DNR Solid and Hazardous Waste Information System was reviewed for waste disposal sites in the Town of Naples. There were no waste disposal sites in the registry located in the Town of Naples.

### **County, Regional and State Economic Develop Programs:**

#### **County Programs:**

- Revolving Loan Fund

#### **Regional Programs:**

- Mississippi River Regional Planning Commission.; Economic Development Program, Revolving Loan Fund

#### **State Programs:**

- Value Added Dairy Initiative
- Wisconsin Department of Agriculture Trade and Consumer Protection Milk Volume Program
- USDA – Rural Development

The planning committee identified some characteristics of businesses that would be desirable to have in the Town of Naples. The list of these business characteristics is listed below.

#### **Ideal characteristics of a desirable Town of Naples business:**

- No or Limited Pollution where waste is recyclable
- Limit amount of environmental stress
  - Water
  - Noise
  - Odor
  - Discharge
  - Carbon footprint
- Small to medium size companies/businesses – family owned preferred
- Minimal effect on town road system
- Long term commitment to Town – concern about annexation by the City of Mondovi for any businesses built and operating
- Hire local people
- Living wage (\$15-20/hour)
- Benefit the maximum number of people



- Larger business opportunities located along Highway 10
- Some concern about adequate cell phone coverage for new businesses

What kind of businesses do these characteristics bring to mind and what businesses are needed in Town of Naples.

- Agriculture related (road issues with larger farms)
- Alternative energy crops
- Wind energy – smaller preferred
- Light manufacturing
- Home based businesses (Twin Cities – close)
- Day care business/foster care businesses
- Truck gardening – vegetables and fruits
- Value added forest products

**Current Businesses:**

- Well drilling
- Saw mill
- Trucking (4)
- Tree Farm
- Portable Toilets
- Electrician
- Heavy Equipment Sales
- Livestock Sales
- Tack and Trailer Sales
- Self-Storage
- General Construction
- Plumbing
- Dog Boarding
- Mechanical Shop
- Black smith and welding
- Auto Repair
- Dog Training

**Goals and Actions:**

- Town of Naples Board will look into ways that annexation from the City of Mondovi can be prevented or delayed to secure future tax base for the Town.
- Support the formation of a county wide Buffalo County Economic Development Corporation

- Encourage through a Town website, businesses to consider the Town of Naples when looking for a site for a new businesses.



## **INTERGOVERNMENTAL COOPERATION ELEMENT:**

### **State and Federal Agencies:**

Wisconsin Department of Transportation:

The Town of Naples participates, in cooperation with the Buffalo County Highway Department in the Wisconsin Information System for Local Roads.

### **Federal Emergency Management Agency (FEMA):**

The Town of Naples has contact with FEMA following any natural disasters which affect the Town. The county works in cooperation with the Buffalo County Emergency Planning when working with FEMA.

### **Buffalo County:**

Cooperation between governmental units is a normal activity. Naples currently cooperates with several other units of government on issues that can be better addressed as a group. The Town of Naples maintains positive relationships with several Buffalo County Agencies. They consult with the Buffalo County Highway Department on road issues, and meet with the Highway Commissioner each year to assess Town roads and bridges. The work with Emergency Government to have emergency plans in place. The Town of Naples is also under County Zoning. Finally, they are working with Buffalo County and the Buffalo County Towns Association in developing their Town and comprehensive county plans.

Naples has been part of the Buffalo County Recycling program since the program began and cooperates with the City of Mondovi to provide services. The Town also cooperates and helps to fund Emergency Response and Fire Protection with City of Mondovi.

Naples is also an active member of the Buffalo County Towns Association and meets with them quarterly.

### **School Districts:**

A majority of the Town is served by the Mondovi School District with a much smaller number of residents in the Gilmanton School District. The residents of the Town of Naples are very supportive of their schools.

**Goals and Actions:**

- Encourage coordination and cooperation among units of government. Remain active with the Towns Association and discuss issues that can better be addressed as a group of towns, i.e. managed Forest Land and its effect on town tax base.
- Have a candid discussion with Buffalo County Highway Department and Buffalo County Towns Association of areas of possible cooperation on road maintenance and repair.
- Maintain the strong relationship with the City of Mondovi Fire and EMS Services.
- Support County Efforts at economic development to improve the local economy and increase tax base.
- Support and look for ways to expand the use of mutual aid in police protection and coverage.



## **LAND USE ELEMENT:**

### **Existing Land Use and Zoning:**

The Town of Naples is a rural town. Agriculture is by far the predominant industry. Table 11 displays the breakdown of property within the town.

### **Town of Naples Property Assessment – Buffalo County Treasurer (2011)**

<b>Property Classification</b>	<b># of Parcels</b>	<b>Total Value</b>	<b>Total Acres</b>
Residential	221	22,246,400	582
Commercial	11	364,900	21
Manufacturing	2	100,700	24
Agricultural	695	1,823,700	15,316
Undeveloped	423	501,450	1,441
Productive Forest Lands	44	31,201,500	555
Ag Forest	247	3,021,400	2,736
Other	108	8,142,800	192
Woodland Tax Lands	75	3,209,000	1,734
Exempt Lands	69	0	207
Gilmanton Area Schools	70	1,929,850	
Mondovi Public School	987	35,402,350	
Chippewa Valley VTAE	1,057	37,402,350	

All towns within Buffalo County participate in county comprehensive zoning as described in Wisconsin Statute 59.97. Zoning decisions are made by the Buffalo County Zoning Committee and Buffalo County Zoning Department. This document is evolving and will change as deemed necessary by the taxpayers of the Town of Naples. It will contain a description of the goals and objectives of the people in the Town as to how they would like to see change and development.

### **Existing Land Uses:**

The Town of Naples is very rural. It is mainly agricultural and forest land. There is limited residential housing, with home owners mainly building on old farm sites and along State Highway 10 close to the City of Mondovi. Currently, there are five properties that are zoned industrial and one property that is zoned commercial. See map on page .

### **Topography:**

The Town of Naples can be described as bluffs and valleys. Land that is not currently in productive farmland is mainly too steep to farm, or is in the limited areas of wetland found in the town.

**Commercial/Industrial:**

Only five properties in the Town are not currently zoned agricultural. See future land use map on page 38.

**Population and Housing Densities:**

Population Density is 19.5 people per square mile, and the housing density is 7.85 houses per square mile.

**Land Demand and Prices:**

Land sales values in Buffalo County have increased in the past 10 years. Until the last few years, this was driven by recreational land sales mostly to whitetail deer hunters. High farm commodity prices (especially corn and soybeans) have increase the demand for farmland sales to equal prices to forestland. Agricultural land sales in 2010 for Buffalo County were \$3,508 dollars per acre, the highest in the NC District, (Wisconsin Department of Revenue Statistics). The Wisconsin Agricultural Statistics Service shows similar numbers with farmland sales at \$3,718 per acre (2009 data) and forest land sales at \$3,453 per acre (2009 data). Both of these values were the highest reported in the North Central District.

**Opportunities for Redevelopment:**

The Town of Naples has had very limited development over history due to the Town's rural nature. No redevelopment opportunities were identified.

**Land Use Projections:**

The two major land uses in the Town of Naples are agriculture and recreation (hunting), both of these uses providing very little development pressure. There was little indication of commercial or industrial development. Housing has only increased by a few houses each year, with no sub-developments currently or planned. If current home building trends continue (as assumed by the planning committee) about 3.5 houses would be built each year or about 68 in 20 years. If two acres per home removed is removed from agricultural production, 136 acres would be removed from current production levels.

Factors to increase development pressure: small business development within town, also development in the City of Mondovi as well as surrounding communities.

**Managed Forest Land:**

Managed Forest Law (MFL) enrollment is a concern throughout Buffalo County. Currently, Naples has 1,734 acres of forest land enrolled in the MFL program this accounts for about 34% of the woodland acres in the Town. MFL continues to be a major concern because of falling property tax base for the Town and County.

**Current Zoning:**



Currently, all Towns in Buffalo County are under the county zoning rules. Naples desires to maintain this relationship, but would like to have a say in rezone changes and in conditional use permits. At this time, Town residents do not want to implement any protections for farmland, natural areas or any other land use area. They would like to encourage landowners to voluntarily participate in programs to preserve farmland, such as land conservancy organization.

**Goals and Actions:**

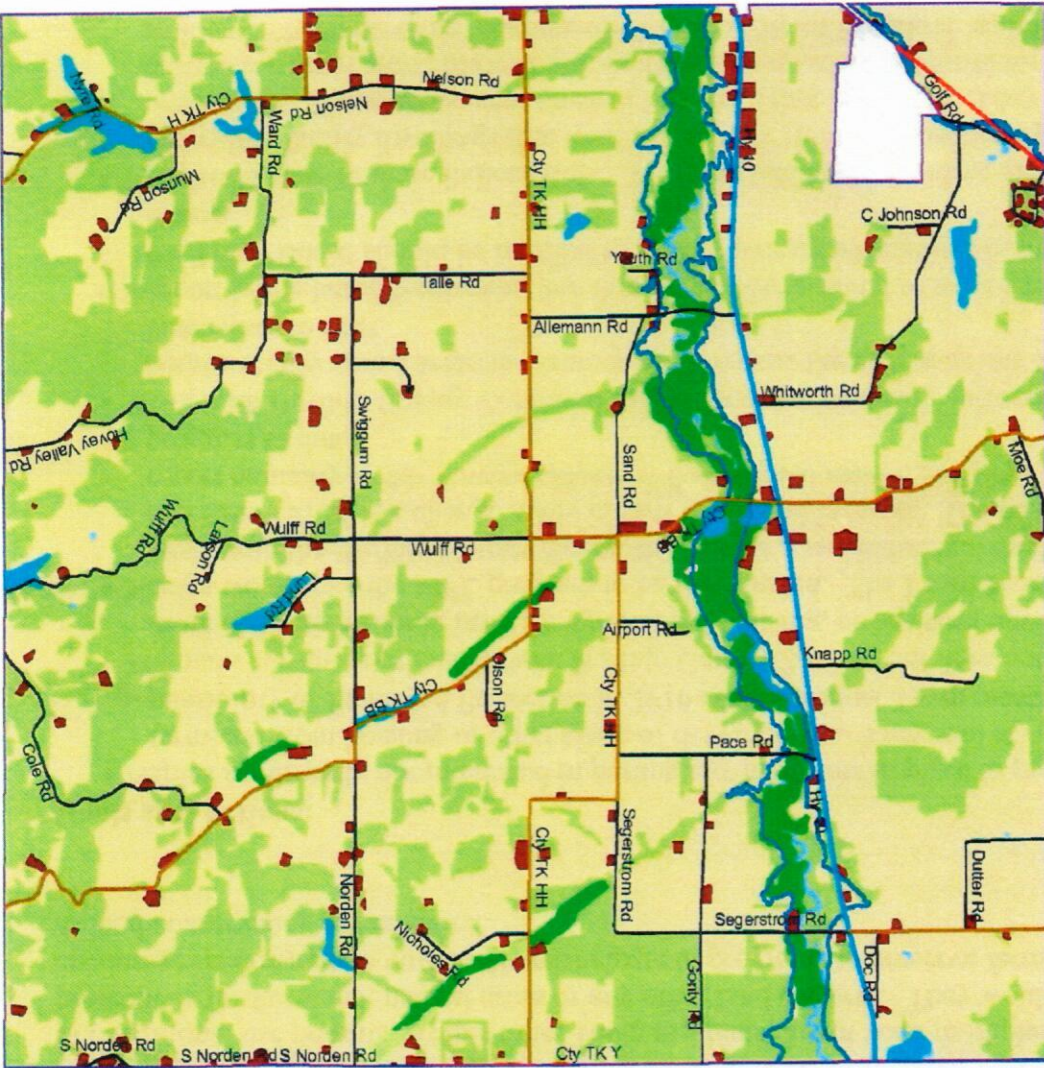
- Naples is currently not interested in putting any programs in place to protect farmland from housing or other kinds of development. They will revisit the possibility of Farmland Protection in 2016 at their annual Town meeting.
- Maintain current relationship with Buffalo County Zoning, but does not support more restrictive zoning laws for agriculture, housing, or business development.
- Naples would like the MFL program to be reevaluated. The Town board will work with the Buffalo County Board, the Towns Association and their local legislators to have a change made in how woodland is taxed. The board will report annually to the Town residents at their annual meeting of steps taken and progress to date.
- Work with Buffalo County Zoning to rezone land that currently surrounds commercially zoned areas to commercial to reduce the cost and time for new businesses to start.
- Support home based businesses, but they should be required to have a permit and the Town Board should be notified by county zoning whenever a permit is issued.
- The planning committee indicated that the Town had many building sites for individual family dwellings that would have very limited impact on agricultural production. These areas were on field boarder, fence rows, etc. They also designated areas along State Highway 10 as having more potential for residential because of its location, close to the City of Mondovi, access to Eau Claire, and in the valley with light to sandy soils. See map on page .
- Town board will explore language to restrict landfills in the Town.
- Any subdivision development would require the developer or the subdivision management to provide sewer, water, and state standards for asphalt roads.
- The Town of Naples Board will work together with the Buffalo County Land Resources Department subdividing land, subdivision ordinances, and multiple family dwelling zoning in rural communities.
- Recommend to Buffalo county Land Resources Department that any 40, that has more than 4 single family housing units needs to be plotted as a subdivision.



# Town of Naples Land Use Map



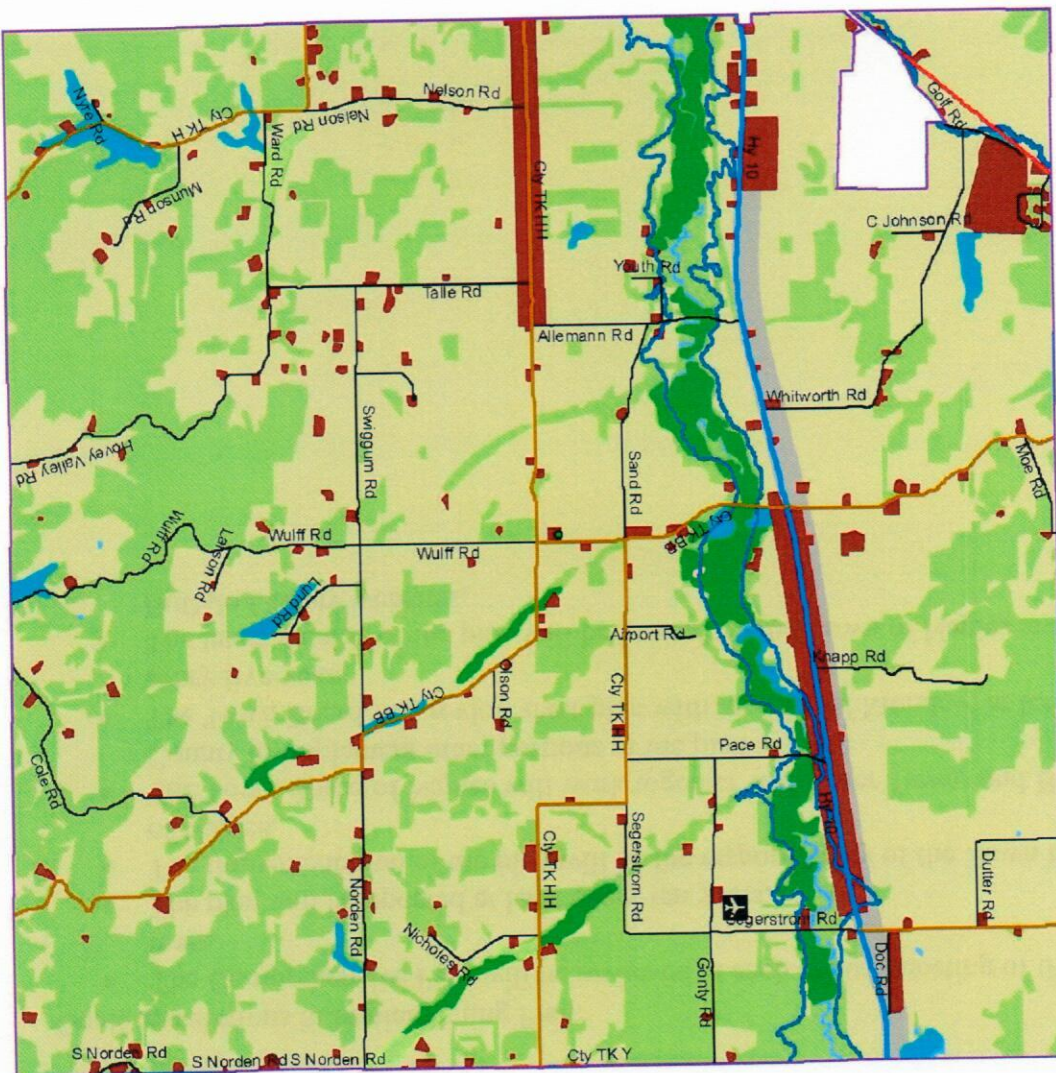
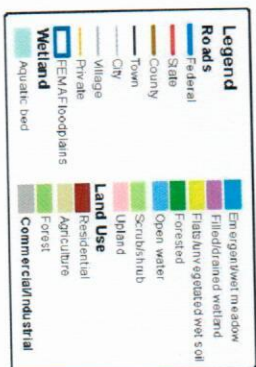
Legend	
<b>Roads</b>	
Federal	Emergent/mud in seashore
State	Fine-grained wetland
County	Fine-grained wetland w/ soil
Town	Fine-grained wetland w/ soil
City	Open water
Village	Scrubland
Private	Upland
FEMA Floodplains	Residential
Land Use	Agriculture
Wetland	Forest
Aquatic bed	



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# Town of Naples Future Land Use Map



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## **IMPLEMENTATION ELEMENT:**

### **Goals and Actions in Implementing Plan:**

- The Comprehensive Plan will be reviewed at each annual meeting of the town.
- The plan will be updated at least every ten years.
- The implementation of the plan will be the responsibility of the Town Board of Naples.
- The Town Board of Naples will work together with other Towns and Buffalo County to implement other portions of the plan.
- The Town Board will review their plan with the City of Mondovi at least every five years.
- The latest version of the plan will be located on the Town of Naples and the Buffalo County websites.





## Code of Naples

Remember, if you are planning on building a home or moving to the Town of Naples, that you are moving into an agricultural area. Along with the beautiful landscape and wonderful country setting comes livestock odors, manure and noise from agricultural equipment and activities, which during busy times, can last into or through the night and on weekends. (The farmer faces many weather-related time constraints and must get things done when the weather is right.)

The Town of Naples has some beautiful residential areas. Realize that these areas do not currently (and most likely will not in the near future) have access to public sewer and water services, streetlights, etc. These services will be your responsibility and at your cost.

Residents of the Town of Naples do have young children. Please obey posted speed limits, use common sense and watch out for our children. Have a back-up plan for your children if school is dismissed early, they become ill, etc. Day care is not always accessible and children should not be left home alone. **They are our future.**

Boundary fences are the responsibility of both parties sharing a common border **WHETHER OR NOT THEY HAVE LIVESTOCK**. The responsibilities are shared equally and are outlined in state statutes (Wisconsin Chapter 90). These boundaries are also not to be moved without consent or agreement of all parties involved. It is wise to have a survey completed before you purchase land. Surveys may become very expensive due to the uneven terrain in the Town.

Before moving into an agricultural area, consider the possibility of your new neighbors expanding their farming operations and the noise, odors, and other issues that will increase with that expansion. Change happens very rapidly in business and livestock farming is no exception. Agriculture, like any other business, has to expand to meet family living expenses, inflationary pressures, low market prices, and to keep the bankers happy.

Animals must be restrained. There are three Wisconsin Statutes (Chapters 172- 174) on owner's responsibility for their animals. Stray dogs, for example, may pose a risk to children, or pose a disease transfer risk. The Town requires that you pay a dog tax and that each dog has a dog tag or license. Refer to the Buffalo County Ordinance to Regulate the Control and Licensing of Dogs and Other Animals.

Livestock, at times, has a way of finding its way through a fence. Don't be surprised if you see cattle on the road or maybe even in your yard or garden. If this happens, those of us who farm, would appreciate your patience and maybe even your help in rounding up our critters. Keep in mind that some animals can be dangerous--especially bulls (male bovines) and stallions (male equines). They may look cute, but they might not act cute.



Nature can provide you with some wonderful neighbors. Most, such as deer and eagles are positive influences on the environment. However, even "harmless" animals like deer can cross the road unexpectedly and cause a hazard. Rural development encroaches on the habitat of coyotes, deer, rattlesnakes, skunks, raccoons, mosquitoes, etc. Some of these animals can be dangerous and you need to know how to deal with them. The Wisconsin DNR is a good resource for information.

Wisconsin has "No Trespassing" laws (Wisconsin Trespass to Land Statute Sec, 943.13). You cannot enter another person's property without consent. So, in an effort to show neighborly relations and to maintain the beauty of the Township, it is not necessary to plaster your property with NO TRESPASSING signs.

Caution is advised on rural roads. We have children, bicyclists, walkers, etc. that use the roadways. At times you will encounter large agricultural equipment that is moving slowly and taking up much of the roadway. Other considerations are wildlife and the occasional tourist enjoying the countryside.

At certain times of the year or depending on your location, emergency response could be slow due to driveway conditions and accessibility or the weather - even though we have an excellent voluntary fire department and first responders team. A hard-to-reach building site could affect the ability to obtain reasonably priced insurance because of the increased risk. Gates, chains, cables and other materials to keep people off your property can also make it impossible for emergency responders to enter. The Town may not be liable if you prevent them from responding.

Police services are provided by the Buffalo County Sheriff's Department. Although it is unlikely that you will be attacked in your home by roaming bandits, having your mailbox destroyed, your yard or field driven through or having litter tossed in your driveway can at times feel almost as terrible. We are a community and we look after each other. Treat your neighbors like neighbors and they will also look after you. Remember, that in a rural setting, police personnel have to drive long distances and may have other more pressing matters to deal with, so their response may be slow. However, they will get to you, so please show some courtesy and have patience.

Roadways are plowed in order of importance with consideration to school bus routes and major traffic areas. If you are going to move into an out-of-the-way area, you will probably not be the first to be plowed out. You also need to be aware that the roads are seldom kept open through the nighttime hours. Plowing on weekends is not always much of a priority in some areas. (Consider this if you anticipate having off-peak travel needs.)

School buses travel, for the most part, on maintained county and town roads that have been designated as bus routes by the school district. You may need to drive your children to the nearest route so your children can get to school.

Every effort is made to maintain our roadways and level of service that we have. However, in an effort to keep taxes as low as possible, we all have to realize that at times we have to temporarily put up with a bump in the road or a pothole or two.

Trash removal can be much more expensive in rural areas than in the city. It is illegal to create your own trash dump, even on your own land. It is best to find out the cost of trash removal before you move into the area. Curbside pickup for trash and recyclables is not available. Garbage bags can be purchased at the Mondovi City Hall and dumpsters are available to rent from a number of waste handlers. Recyclables and trash bags are to be taken to the City of Mondovi/Buffalo County Recycling Center in Mondovi. Our roadsides are not garbage dumps. Please respect our roads and the property of others. Litter and trash along roads is subject to local and state fines. Trash thrown along roadways costs everyone money and takes away from the beauty of the area.

Not all land has decent, buildable sites. Steep slopes can slide in unusually wet weather. Large rocks can also roll down slopes and present a danger to people and property in some of the bluff areas.

The topography of the land will tell you where water will go in heavy precipitation. If you build in a ravine, you might want to consider that the water that previously drained through the ravine may now drain through your house.

Town government is the most local and accessible form of government in the US. Watch for Town Board meetings, attend and get to know your Town Board members. Get involved in local government as you will get to know your neighbors and be part of the decision making/governing process.